



PLANNING BOARD

TOWN OF GRAFTON
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Minutes of Meeting
Grafton Planning Board
February 7, 2022

A regular meeting of the Grafton Planning Board was held on February 7, 2022 and conducted via in-person and remote participation, Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chair David Robbins, Vice-Chair Justin Wood, Clerk Linda Hassinger, Members Robert Hassinger and Prabhu Venkataraman and Associate Member Maura McCormack. Staff present was Town Planner Christopher McGoldrick and Natalia Alward.

Chair Robbins called the meeting to order at 7:00 p.m.

1. PUBLIC INPUT

None.

2. ACTION ITEMS

A. Approval Not Required Plan (ANR 2022-01), 150 & 154 Old Westboro Road, Peter D. & Yolanda L. Morico (Trustees, Morico Nominee Trust), Stacy N. Cahill and Toby F. Nichols (applicant/owner). Byron Andrews, of Land Surveying – DiPrete Engineering, was present to represent the applicant. He stated that parcel “A” was being created (not buildable) from the land of 150 Old Westboro Road, so as to be transferred to the 154 Old Westboro Road lot, providing for proper setbacks for a future garage to be built.

MOTION was made by Mr. Wood, **SECOND** by Mrs. Hassinger, to accept the plan as an ANR (Approval under Subdivision Control Not Required). Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

B. Draft Decision - Request for Approval and Acceptance of 2021 Cummings School of Veterinary Medicine at Tufts University (Cummings) Amended Grafton Campus Master Plan, Westboro Road, Jean S. Poteete, Senior Campus Planner, Tufts University (applicant).

Jean Poteete, of Tufts University, and Mark Borenstein, of Bowditch & Dewey, were present and had made some revisions to the draft decision prepared by the planner, Christopher McGoldrick.

MOTION was made by Mr. Wood, **SECOND** by Mrs. Hassinger, to approve and accept the 2021 Cumming School of Veterinary Medicine at Tufts University Amended Grafton Campus Master Plan, with the recommended revisions. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

C. Draft Decision - Request for Preliminary Plan Approval (PP 2021-01), 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, Circle Assets, LLC / Marybeth Realty Trust, Magnolia Farms Association Trust and Circle Assets, LLC (applicant/owners).

Mr. Robbins stated that there were still some remaining issues to be resolved in the Definitive Plan submission, such as the layout of the abutting parcel’s driveway and some minor modifications recommended by Graves Engineering. These should also be explicitly mentioned/included in the Preliminary Plan decision.

MOTION was made by Mr. Wood, **SECOND** by Mrs. Hassinger, to approve the draft decision, with the modifications stated, with the final decision document to be approved by the Chair. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

D. Review and Approve Planning Department Annual Report

Mr. McGoldrick stated that one application category was omitted, “Planning Approval,” which he now added to the annual report, as well as the suggested edits submitted by Mr. Robbins.

Mr. Robbins made one more edit regarding the Open Space and Recreation Committee.

MOTION was made by Mr. Wood, **SECOND** by Mr. Hassinger, to approve the Planning Department Annual Report, as amended. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

3. DISCUSSION ITEMS

A. Mill Redevelopment

Gabe Trevor of the Central Mass. Regional Planning Commission (CMRPC) gave a brief presentation regard the revision of the Mill Conversion bylaw, including new definitions and sample use table regulations. He will return to another Planning Board meeting for further updates and discussion; the plan being to present this at the Spring Town Meeting.

4. PUBLIC HEARINGS

A. Re-opening of the Public Hearing for Special Permit and Site Plan Approval, “Brigati Village,” 41 Church Street and 14 West Street, David W. Brossi / Brigati Village, LLC (applicant/owner).

Mrs. Hassinger read the legal notice.

Mr. Robbins read the written request for public hearing continuance, submitted by the applicant and dated January 14, 2022.

MOTION was made by Mr. Wood, **SECOND** by Mr. Hassinger, to continue the re-opened public hearing to February 28, 2022, at 7:30 p.m., as per the applicant’s written request. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

3. DISCUSSION ITEMS (cont’d)

B. Master Plan Update

Mr. McGoldrick stated that the Request for Proposals (RFP) had been advertised and the Town is awaiting responses, which are due in early March.

5. GENERAL BUSINESS

A. Staff Report

Mr. McGoldrick stated that staff is continuing to review and monitor the status and development of the final guidelines regarding the MBTA (Massachusetts Bay Transportation Authority) Communities Multifamily Zoning promulgated as a result of the 2021 Economic Development Bill.

Mr. McGoldrick stated that the department has also been fielding questions regarding the future of the hybrid meeting model, especially with the April 1st deadline approaching. There is a bill before the governor to extend the deadline to July 15th. There is sentiment that this model has improved public engagement. Mr. McGoldrick plans to discuss this further with the Town Administrator.

Mr. McGoldrick said that budget planning is moving through its processes and that he has a meeting with the Finance Committee on Wednesday.

Mr. McGoldrick said that staff is finalizing paperwork regarding 40R units and are waiting to hear back from DHCD (Department of Housing and Community Development) that all paperwork is in order, so as to start the process for additional 40R payments.

Mr. McGoldrick stated that staff is also continuing work on the Local Rapid Recovery Plan.

6. Reports from Planning Board Representatives on Town Committees and CMRPC

Mr. Wood stated that the Community Preservation Committee (CPC) has three applications coming before it for the Spring Town Meeting.

Mr. Robbins stated that the Open Space and Recreation Committee is continuing to solicit feedback from various boards and committee regarding the proposed lead role assignments for the various action items. They hope to finalize the responsibility assignments for the 65 action items in early March.

7. Other Items Which May Lawfully Come Before the Board

Mr. Venkataramen stated that in his conversations with the public, he often encounters questions regarding the status of various approved projects. He would like to see the Town's website have a source of follow-up information and status on projects after they are approved.

Mr. McGoldrick stated that he would take a look and see what can be done to make that information more visible. Although, the department does have pre-construction meetings with developers, etc., the process does involve other departments and processes, which makes overall tracking difficult.

8. ADJOURNMENT

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood to close this meeting. Roll Call Vote: Mr. Wood, aye; Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously 5 to 0. The meeting was adjourned at 8:10 p.m.

These minutes were approved by the Planning Board on: _____